



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning & Development

Diane M. Sugimura, Director

CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING & DEVELOPMENT

Application Number: 2405701

Applicant Name: Phoebe Ingraham for the Port of Seattle

Address of Proposal: 1701 Alaskan Wy S

SUMMARY OF PROPOSED ACTION

Master Use Permit for future demolition of 2 general manufacturing structures (11,280 sq. ft. and 12,960 sq. ft.) and the establishment of 158 off-site parking spaces accessory to United States Coast Guard (federal facility). Determination of Non-Significance prepared by the Port of Seattle.

Seattle Municipal Code (SMC) requires the following approval:

SEPA – For conditioning only pursuant to SMC 25.05.

SEPA DETERMINATION:

☐ Exempt ☒ DNS¹ ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or involving another agency with jurisdiction.

BACKGROUND DATA

Site Location and Zoning Designations

The development site consists of the northern 1.1 acres of upland property known as Pier 34. The site fronts on southwest corner of Alaskan Way South and South Massachusetts Street. It lies approximately 500 feet east of the Elliott Bay shoreline. US Coast Guard facilities are adjacent to the west and north of the site, and Terminal 30 is located to the south. The property has a zoning designation of General Industrial with an 85-ft height limit (IG U/85').



¹ The Port of Seattle has acted as lead agency and issued its SEPA threshold determination on May 5, 2004.

Project Description

The proposed project is to demolish two vacant structures, construct site improvements, and lease the property for 158 surface parking spaces accessory to a United States Coast Guard federal facility. Vehicle access to the site will be from South Massachusetts Street. The buildings are being demolished because they are dilapidated due to age, earthquake damage, and fire damage. The site improvements will meet tenant needs for parking. The proposal consists of the following:

- Remove regulated building materials (if any) and haul to an approved facility.
- Salvage reusable materials (wood, metal, other).
- Demolish buildings and haul debris to an approved disposal location.
- Fill and grade the site using on site and imported materials.
- Construct site improvements—pavement, stormwater drainage system, curb, gutters, sidewalks, and landscaping.

Public Comment

Public notice of the project application was given on October 7, 2004. The required public comment period ended on October 20, 2004. DPD did not receive comment letters on this proposal.

ANALYSIS-SEPA (for conditioning only)

The Port of Seattle, as Lead Agency, issued a Determination of Non-Significance for this project. The information in the Port's SEPA determination, construction plans, and other information submitted by the Port, and the experience of the Department with the review of similar projects form the basis for this analysis. The Department's SEPA analysis encompasses all project elements, whether located outside or within of the Shoreline District. The following analysis is being conducted only to impose mitigating conditions where warranted under Seattle's SEPA Ordinance (SMC 25.05.665).

Short-Term Impacts

Construction activities could result in the following adverse impacts: emissions from construction machinery and vehicles; increased dust levels associated with grading and demolition activities; increased noise levels; occasional disruption of adjacent vehicular traffic, and small increase in traffic and parking impacts due to construction workers' vehicles. All of these impacts are minor in scope and of short duration. Several construction-related impacts are mitigated by existing City codes and ordinances applicable to the project. Since the proposal site is located in a general industrial area, noise impacts would be sufficiently mitigated by the Noise Ordinance and no other measures or conditions are warranted.

Long-Term Impacts

Long-term or use-related impacts are also anticipated from the proposal: increased demand on public services, utilities and increased energy consumption. These long-term impacts are not considered significant because the impacts are minor in scope.

Summary

In conclusion, no significant adverse effects on the environment are anticipated as a result of the proposal. No conditions are imposed as mitigation to specific impacts identified in the foregoing analysis, or to control impacts not regulated by codes or ordinances, per adopted City policies.

CONDITIONS – SEPA

None required.

Signature: (signature on file) Date: March 24, 2005
Colin R. Vasquez, Senior Land Use Planner